

Rural Office Unit - TO LET

Unit 7 Manor Park, Church Road, Gt Barton, Bury St. Edmunds

Merrifields



Size: 1,410 Sq Ft


Self contained office with ample parking

Ground and first floor accommodation

2 Miles from Bury St Edmunds

On site car parking available

Available TO LET on terms to be agreed

 01284 700 700

 info@merrifields.co.uk

 www.merrifields.co.uk

Merrifields Chartered Surveyors
63 Churchgate Street
Bury St Edmunds, IP33 1RH

Description

Manor Park is located in a superb rural setting overlooking paddocks and farmland in Great Barton. The Business Park has excellent access to the A143 and is within 2 miles of Bury St Edmunds and 2.7 miles of Junction 45 of the A14.

The self-contained office has been used as an open plan office on the ground floor and first floor. The unit includes; 2 WCs, kitchenette, gas central heating, fibre internet connection, velux style windows, carpeting and perimeter trunking.

Other tenants on the estate include; WS Training, EJ Parker, Elan Civil Engineering, KPSK, M.C. and Residentially.

Accommodation

The property has been measured to produce the following approximate (s):

| | | |
|-------|-------------|-------------|
| Total | 130.99 Sq M | 1,410 Sq Ft |
|-------|-------------|-------------|



Availability

The property is available TO LET on terms to be agreed.

Rent

£16,500 per annum exclusive.

VAT

The premises are opted for VAT.

Business Rates

The rateable value is £17,500 (April 2026).

Service Charge

The tenant will reimburse the landlord a fair and reasonable proportion of the service charge.

Costs

Each party will bear their own legal costs but the incoming tenant will pay any abortive costs incurred by the landlord.

Use & Planning

The premises has planning permission for a B1 (business) use of the use class order under planning number: E/91/3096/P. B1 now sits within class E

The property may be suitable for alternative uses within class E of the use classes order. STPP

EPC

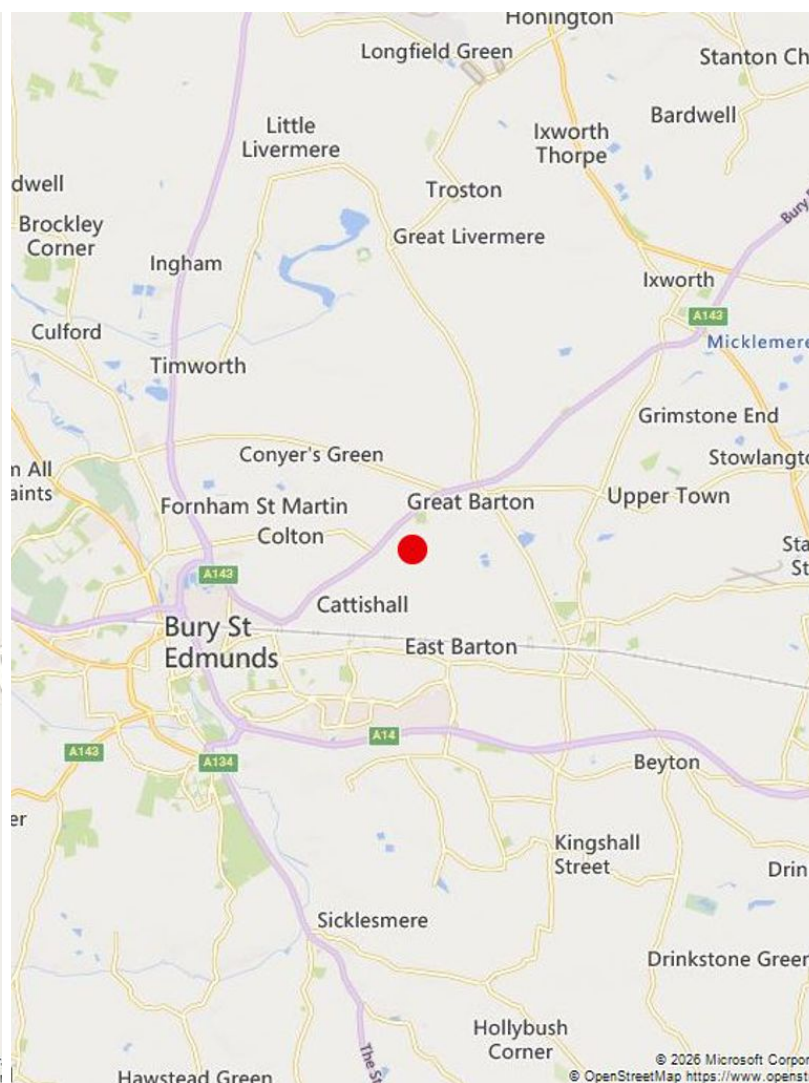
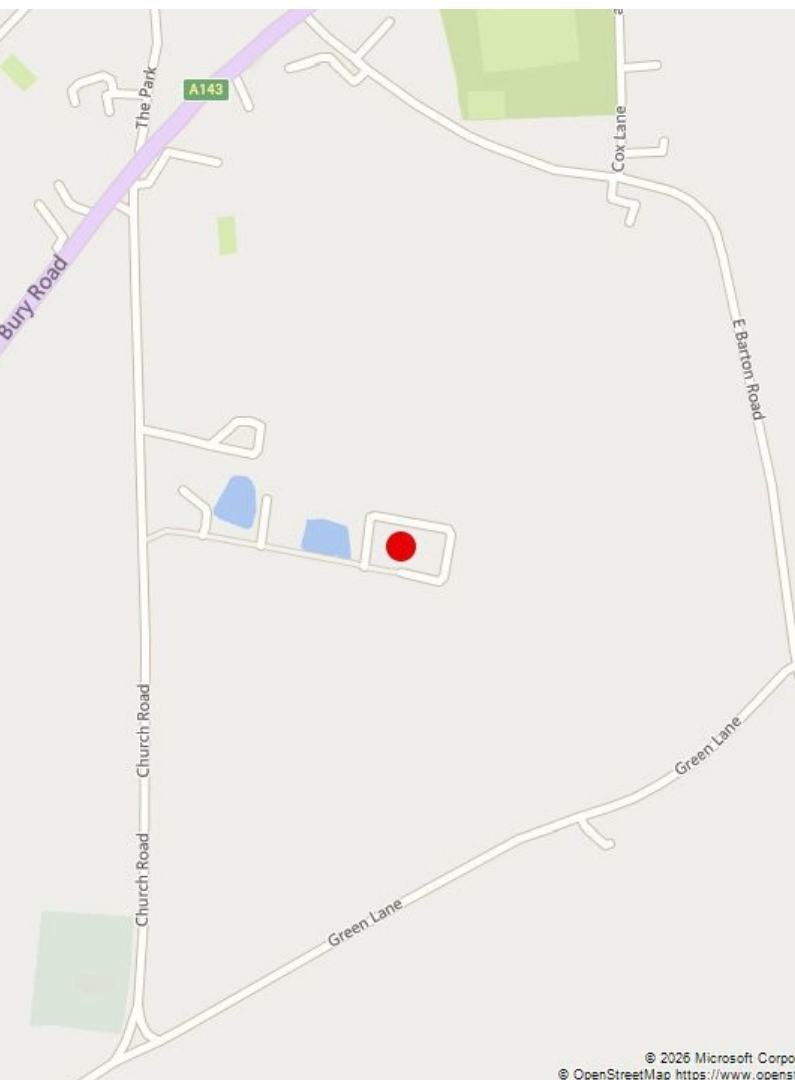
The EPC ratings is C (56)



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Viewing & Further Information

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REF: A000921 / 03.06.26

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